

New Models of Housing Delivery



Council Plan Targets

- 450 Registered Provider new build affordable homes
- 100 accessible homes
- 90 family homes
- Smaller sustainable TA portfolio
- Eradicate B&B use for TA
- 30% reduction in TA
- Implement new models of housing delivery

Housing Strategy Objectives

- Housing Need – enabling residents to live safe, healthy, independent lives
- **Housing Supply – driving the delivery of homes people need and can afford to live in.**
- Housing Standards – improving the quality, standard and safety of homes.
- Prevention of Homelessness – support at the right time, to people in crisis to prevent homelessness.

5 Recommendations

1. Adopt Lease Approach for Temporary Accommodation
2. Explore Lease Approach for Settled Accommodation
3. Explore Development Partnership Pilot Approach for Affordable Housing to Housing Register
4. Adopt Asset-led Pilot Approach for Bespoke Housing Needs
5. Explore options for council housing company - Homes Dorset

1. Adopt Lease Approach for Temporary Accommodation

- Adopt the approach & implement
- Will supply 100 homes for temporary accommodation.
- Will end use of B&B
- Via market acquisition by private sector provider & lease to council
- Provider to upgrade properties
- Homes meet homeless need including accessible & family sized properties

2. Explore Lease Approach for Settled Accommodation

- Endorse the approach & bring back recommendations.
- Aim to double supply & provide 1200 homes – 400 per year for 3 years.
- Via market acquisition by private sector investor for households on the housing register as specified.
- Homes are at good standard
- Homes meet needs for example size, location, accessibility, rent

3. Explore Approach for Development Partnership - Pilot

- Endorse the approach & bring back recommendations.
- Pilot approach using 6 council land sites to build affordable housing for households on the housing register
- Develop a partnership approach with partners
- Aim for social rent

4. Adopt Asset Led Pilot Approach

- Adopt & implement approach.
- Pilot approach using 2 land sites & 2 vacant properties
- Bespoke affordable homes for people with unmet complex housing needs
- Funding in normal way – Homes England grant & council capital allocation, supported by business cases.
- Adds pace and resources to boost delivery & positively impact vulnerable people

5. Explore Options for Housing Company

- Explore options for use of council's housing company - Homes Dorset and bring back recommendations
- Aim to support future supply and management options
- Cost v benefit analysis
- Seeking best value approach